

# May 2006

Click on the desired [View Agenda](#) or [View Speakers List](#) for detailed information.  
(\*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	<b>1</b>	<b>2</b>	<b>3 Planning Commission Meeting</b> <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>	<b>4 Planning Commission Meeting</b> <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>	<b>5</b>	<b>6</b>
<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b> <b>NO MEETING</b>	<b>11 Planning Commission Meeting</b> <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>	<b>12</b>	<b>13</b>
<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b> <b>NO MEETING</b>	<b>18 Planning Commission Meeting</b> <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>	<b>19</b>	<b>20</b>
<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b> <b>NO MEETING</b>	<b>25 Planning Commission Meeting</b> <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>	<b>26</b>	<b>27</b>
<b>28</b>	<b>29</b>	<b>30</b>	<b>31 Planning Commission Meeting</b> <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>			

**Planning Commission Meetings are held in the Board Auditorium of the Government Center at 12000 Government Center Parkway, Fairfax VA 22035. All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, May 3, 2006**

*Posted: 1/20/06*  
*Revised: 5/4/06*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**FEATURES SHOWN/CONSENT AGENDA ITEMS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FS-Y06-11	T-Mobile	D. Marshall	CONCUR
FS-L06-9	T-Mobile	D. Marshall	CONCUR

**ITEMS SCHEDULED FOR DECISION ONLY**

SE 2005-PR-009 (PROVIDENCE)	Sunrise Assisted Living Partnership (10322/10300 Blake Lane)	P. Braham	DEFERRED TO 5/11/06 (P/H held on 3/23/06)
2232-D05-20 (DRANESVILLE)	Verizon Wireless (2027 Pimmit Dr. – S. Hamptons)	D. Jillson	APPROVED P/H held on 3/15/06 (D/O from 4/19/06)
RZ 2005-MV-001 FDP 2005-MV-001 (MOUNT VERNON)	Brookfield Ridge Road, LLC (Rehearing)	K. Crookshanks	DEFERRED to 5/11/06 (Deferred from 4/19/06; P/H on 3/23/06)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

SE 2005-SP-033 & 2232-S05-12 (SPRINGFIELD)	West Village Inc./ New Cingular Wireless PCS LLC	J.D. Moss	APPROVAL REC APPROVED
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**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
RZ 2005-MV-031 SE 2005-MV-029 (MOUNT VERNON)	Winchester Homes, Inc.	C. Lewis	P/H to 6/15/06 (P/H from 3/23/06)
SE 2005-LE-028, SE 2005-LE-027 & RZ 2006-LE-002 & RZ 2006-LE-003 (LEE)	Piney Run Development Hilltop Sand and Gravel	P. Braham	P/H to 6/15/06 (P/H from 3/16/06)
RZ 2005-SP-019 & FDP 2005-SP-019 (SPRINGFIELD)	Midland Road LLC	T. Swagler	P/H to 5/25/06 (P/H from 4/27/06)
2232-V05-22 (MOUNT VERNON)	T-Mobile (Replace pole @Mt. Vernon HS)	D. Jillson	P/H to 5/11/06 (P/H from 3/23/06)
PCA 1998-SP-054 (SPRINGFIELD)	James R. and Linda Holbien; Guy Kirk and Sandra Curran	C. D. Lee	WITHDRAWN

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, MAY 3, 2006**

*Posted: 4/12/06  
Finalized: 5/4/06*

**KEY**  
**P/H – Public Hearing  
D/O – Decision Only**

**8:15 p.m.**      The Planning Commission Secretary set the order for the following agenda items.

**ITEM SCHEDULED FOR DECISION ONLY**

**SE 2005-PR-009 - SUNRISE ASSISTED LIVING LIMITED PARTNERSHIP** - Appl. under Sect. 3-204 of the Zoning Ordinance to permit an independent living facility with 123 units at a density of 16.54 du/ac. Located at 10300 and 10322 Blake La. on approx. 7.44 ac. of land zoned R-2. Tax Map 47-2 ((1)) 66, 67A, and 70A. **PROVIDENCE DISTRICT.** **DEFERRED TO 5/11/06**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SE 2005-SP-033/2232-S05-12 - WEST VILLAGE, INC./NEW CINGULAR WIRELESS PCS, LLC** - Appl. under Sects. 3-204 of the Zoning Ordinance to permit a telecommunications facility. Located at 7008 Elkton Dr. on approx. 2.59 ac. of land zoned R-2. Tax Map 89-4 ((5)) A. **SPRINGFIELD DISTRICT.** **APPROVAL RECOMMENDED**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, May 3, 2006**

*Posted: 5/3/06*  
*Revised: 5/4/06*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**DECISIONS ONLY:**

RZ 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC (P/H on 3/23/06) **DEFERRED TO 5/11/06**  
FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC " " **DEFERRED TO 5/11/06**

SE 2005-PR-009 - SUNRISE ASSISTED LIVING LIMITED PARTNERSHIP (P/H on 3/23/06)  
**DEFERRED TO 5/11/06**

2232-D05-20 - VERIZON WIRELESS (P/H on 3/15/06) **APPROVED**

**DEFERRAL:**

2232-V05-22 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC  
(Mount Vernon High School) - **P/H MOVED FROM 5/11/06 TO 5/31/06**

**CONSENT AGENDA ITEM:**

FS-L06-9 - T-Mobile Northeast, LLC, 5791 Kingstowne Village Parkway (Deadline 5/11/06) **CONCUR**

**FEATURE SHOWN:**

FS-Y06-11 - T-Mobile Northeast, LLC, 3799 Lees Corner Road (Deadline 5/24/06) **CONCUR**

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SE 2005-SP-033 - WEST VILLAGE, INC./NEW CINGULAR WIRELESS PCS, LLC **APPROVAL**  
**RECOMMENDED**

2232-S05-12 - WEST VILLAGE, INC./NEW CINGULAR WIRELESS PCS, LLC **APPROVED**

1. John Cooley, President  
Civic Association of West Springfield Village  
8131 Edmonton Court  
Springfield, VA 22152
2. Robert Patton  
8208 Springfield Village Drive  
Springfield, VA 22152
3. Eileen Gallagher  
7710 Royal Azalea Court  
Springfield, VA 22153

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, May 4, 2006**

*Posted: 12/22/05*  
*Revised: 5/5/06*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ADMINISTRATIVE ITEMS**

**Description**

Transit-Oriented Development Committee Nominations

Transit-Oriented Development Committee will meet on 5/24/06 at 7:30pm in the Board Conference Room

**DECISION ONLY ITEMS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
CPA 86-C-121-8-3 (HUNTER MILL)	Lerner Enterprises	C. Lewis	Defer D/O to 5/18/06 (P/H on 4/19/06)

**PUBLIC HEARINGS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
S01-CW-17CP (COUNTYWIDE)	Department of Transportation (Transportation Plan Amendments)	L. Wolfenstein	Defer D/O to 5/25/06
PCA 87-S-061 (SULLY)	Eric T. Sohn and Hae-ri Kim	J. Papp	Recommend Approval
RZ 2005-MV-029 (MOUNT VERNON)	Inova Health Care Services	C. Lewis	Recommend Approval (P/H from 4/27/06)

**DEFERRAL**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
APR 05-IV-10S	Lee District APR Item	J. Hada	Deferred to BRAC Study

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, MAY 4, 2006**

Posted: 4/12/06

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEMS SCHEDULED FOR DECISION ONLY**

**CPA 86-C-121-8-3 - LERNER ENTERPRISES, LLC** - Appl. for a Conceptual Plan Amendment to amend CPA 86-C-121-8-2 to permit residential use. Located in the N.E. quadrant of the intersection of the Dulles Toll Rd. and Reston Pkwy., S. of Sunset Hills Rd. on approx. 22.24 ac. of land zoned PRC within Reston Town Center. Tax Map 17-4 ((1)) 7A.  
**HUNTER MILL DISTRICT** (P/H ON 4/19/06)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**S01-CW-17CP – OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to Countywide Transportation recommendations of the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. At this public hearing, the Planning Commission will consider a Plan Amendment proposal that revises the Transportation section of the Policy Plan: The Countywide Policy Element of the Comprehensive Plan for Fairfax County, Virginia, to reflect current travel demand forecasts and approaches and to address future transportation challenges in Fairfax County. Significant proposed revisions to transportation policies and objectives include increased emphasis on use of public transportation, inclusion of on-road bicycle routes, addition of an objective on transportation demand management, deletion of an objective on aviation, addition of an appendix on types of transit services and facilities, addition of an appendix on trail classification, revision to appendices on roadway classification, addition of typical cross sections to appendix on right-of-way requirements, and addition of policy on context-sensitive solutions in roadway design. The Plan Amendment proposes revisions to the Transportation Plan Map, designating planned new and improved roadways, interchanges, transit facilities, commuter parking lots, and other transportation facilities throughout the County. Proposed revisions to the Transportation Plan Map are:

- Increase the number of planned lanes from 8+ (HOV) to 12 on I-95 from the Springfield Interchange to the Wilson Br. and on I-495 from I-95/I-395 to the American Legion Br., from 8 to 10 on Rte. 28 from I-66 to the Loudoun County line, from 6 to 8 on Rte. 28 from I-66 to Prince William County Line, new 4 lane arterial (Manassas Battlefield Bypass) from Rte. 29 to Prince William County Line, from 4 to 6 on Fairfax County Pkwy. from Baron Cameron Ave. to Rte. 7 and from Rte. 123 to Sydenstricker Rd.; from 2 to 4 on Silverbrook Rd. from Rte. 123 to Hooes Rd.; and from 2 to 4 on Lee Road from Rte. 50 to Willard Rd.;
- Decrease the number of planned lanes from 8 to 6 on Rte. 1 from I-495 to N. Buckman/Mt. Vernon Hwy., from 6 to 4 on Rte. 1 from N. Buckman/Mt. Vernon Hwy. to Ft. Belvoir, from 6 to 4 on Lorton Rd. from Silverbrook Rd. to Furnace Rd., and from 4 to 2 on Furnace Rd. from Lorton Rd. to Landfill Rd.;
- Add a rail station in Tysons Corner (for a total of 4 stations in Tysons Corner);
- Add the HOV lanes designation to Rte. 28 and Fairfax County Pkwy.;
- Add the HOT lanes designation to the I-495, I-95, and I-395;
- Add interchange at Fairfax County Pkwy./Shirley Gate Rd./Popes Head Rd.;
- Remove interchanges at Rte. 236/Annandale Rd. and Rte. 1/Woodlawn Rd.;

- Add an overpass at Rte. 236/Annandale Rd.;
- Add the Enhanced Public Transportation Corridor designation to Rte. 7, Rte. 1 south of the Fairfax County Pkwy. to the County line, and from the Franconia-Springfield Metrorail station following the I-95/Loisdale/existing rail line corridor, including the existing rail line spur to Fort Belvoir;
- Add the LRT/BRT (Light Rail Transit/Bus Rapid Transit) designation to Rte. 1;
- Add the Metrorail designation to I-66;
- Add a commuter parking lot in the Braddock Rd. corridor west of I-495;
- Remove a transit transfer station on Telegraph Rd.

Suggestions received from the public and included in the *Public Input and Responses Report* posted on the project website will also be considered as part of this public hearing. These include consideration of a reduction of lanes on Elm Place, Morgan Lne., Hunter Mill Rd., McLearen Rd., and Wiehle Ave. The Plan Amendment also revises transportation recommendations in each Area Plan volume consistent with the adopted Fairfax County Transportation Plan Map. Copies of the proposed Amendment and staff report may be found on the Transportation Plan Update webpage at <http://www.fairfaxcounty.gov/fcdot/transplanupdate.htm> or obtained or viewed at the Department of Transportation, 10th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing. **COUNTYWIDE.**

**RZ 2005-MV-029 - INOVA HEALTH CARE SERVICES** - Appl. to rezone from R-1 and C-8 to C-3 to permit commercial development (office) with an overall Floor Area Ratio (FAR) of 0.20. Located in the S.E. quadrant of the intersection of Lorton Rd. and Sanger St. on approx. 14.55 ac. of land. Comp. Plan Rec: Office and Private Open Space. Tax Map 107-4 ((1)) 75A, 77-82. **MOUNT VERNON DISTRICT.**

**PCA 87-S-061 - ERIC T. SOHN AND HAE-RI KIM** - Appl. to amend the proffers for RZ 87-S-061 previously approved for industrial development to permit site modifications with an overall Floor Area Ratio (FAR) of 0.40. Located on approx. 2.00 ac. of land zoned I-5, AN, and WS. Comp. Plan Rec: Industrial. Tax Map 43-2 ((1)) 5. **SULLY DISTRICT.**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, MAY 4, 2006**

*Posted: 5/4/06*  
*Finalized: 5/5/06*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**DECISION ONLY:**

CPA 86-C-121-8-3 - LERNER ENTERPRISES, LLC (Hunter Mill District) (P/H on 4/19/06)

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**RZ 2005-MV-029 - INOVA HEALTH CARE SERVICES**

- |  |   |
|--|---|
| 1. Tina Pettis<br>9320 Sanger Street<br>Lorton, VA 22079           | 3. Martin Schmacher<br>9534 Third Place<br>Lorton, VA 22079 |
| 2. Neal McBride<br>8105 Winter Blue Court<br>Springfield, VA 22153 |   |

**PCA 87-S-061 - ERIC T. SOHN AND HAE-RI KIM**

NO SPEAKERS

**S01-CW-17CP - OUT-OF-TURN PLAN AMENDMENT** (Transportation Policy Plan Amendments)

- |   |   |
|---|---|
| 1. Robert Adams<br>3008 Weber Place<br>Oakton, VA 22124   | 7. Suli Wang<br>2849 Hunter Mill Road<br>Oakton, VA 22124         |
| 2. Bruce Wright<br>Trails and Sidewalks Committee<br>2079 Cobblestone Lane<br>Reston, VA 20191                                      | 8. Kevin Morse<br>6020 Old Landin Way<br>Burke, VA 22015          |
| 3. Hunter McCleary<br>Fairfax Advocates for Better Bicycling<br>2205 Trott Avenue<br>Vienna, VA 22181                               | 9. Jody Bennett<br>1459 Hunter View Farms<br>Vienna, VA 22182     |
| 4. Linda Freimark<br>Sierra Club<br>12616 Lake Normandy Lane<br>Fairfax, VA 22030   | 10. Keith Walker<br>2805 Welbourne Court<br>Oakton, VA 22124      |
| 5. Earl Flanagan, Chairman<br>Fairfax County Federation of Citizens'<br>Associations<br>3117 Waterside Lane<br>Alexandria, VA 22309 | 11. Bruce Bennett<br>1459 Hunter View Farms<br>Vienna, VA 22182   |
| 6. Frank Cohn<br>Mount Vernon Council of Citizens'<br>Associations<br>8809 Gateshead Road<br>Alexandria, VA 22309                   | 12. Candice Bostwick<br>1207 Tewksbury Drive<br>Herndon, VA 20171 |



# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Thursday, May 11, 2006

Posted: 1/19/06  
Revised: 5/12/06

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

### ADMINISTRATIVE ITEMS

#### Description

PC Closed Session scheduled for 5/18/06 at 7:30 p.m.

Land Use Information Accessibility Advisory Group will meet on 5/17/06 at 7:30 p.m. in the Board Conference Room

### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2005-HM-010 (HUNTER MILL)	Walker FLP Limited Partnership	T. Swagler	Recommend Approval <i>P/H held on 4/20/06</i>
APR 04-III-1FC (SULLY)	Virginia Power Site	L. Mason	Defer D/O to 5/18/06 <i>P/H held on 4/20/06</i>
SE 2003-SP-035 (SPRINGFIELD)	Ronald A. and Leta G. Deangelis; George Hinnant, Trustee	T. Swagler	Recommend Denial <i>P/H held on 4/20/06</i>
RZ 2005-DR-009 & FDP 2005-DR-009 (DRANESVILLE)	Winchester Homes	C. Lewis	Recommend Approval Approved <i>P/H held on 4/27/06</i>
SE 2005-PR-009 (PROVIDENCE)	Sunrise Assisted Living Partnership (10322/10300 Blake Lane)	P. Braham	Recommend Approval (P/H held on 3/23/06)
RZ 2005-MV-001 FDP 2005-MV-001 (MOUNT VERNON)	Brookfield Ridge Road, LLC (Rehearing)	K. Crookshanks	Defer D/O to 5/18/06 <i>P/H held on 3/23/06</i>

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA C-403-2 (MT VERNON)	Washington Square Homes Association	S. Williams	Recommend Approval
RZ 2005-HM-024 (HUNTER MILL)	David M. Laughlin & Charlotte H. Laughlin	S. Williams	P/H held; defer D/O to 6/1/06 (Moved from 3/2/06)
Code Amendment (Comm. Wilson) (COUNTYWIDE)	Department of Public Works and Environmental Services - Service drive and street light requirements (REHEARING)	J. Cronauer	Recommend Approval

### DEFERRAL

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Note</u>
2232-V05-22 (MOUNT VERNON)	T-Mobile (Replace pole @Mt. Vernon HS)	D. Jillson	P/H to 5/31/06 (P/H from 5/3/06)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Thursday, May 11, 2006  
Page 1 of 2**

Posted: 4/12/06  
Revised: 5/4/06

**KEY**  
**P/H – Public Hearing  
D/O – Decision Only**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, MAY 10, 2006.**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, MAY 11, 2006**

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEMS SCHEDULED FOR DECISION ONLY**

**RZ 2005-DR-009/FDP 2005-DR-009 - WINCHESTER HOMES, INC.** - Appls. to rezone from R-1 to PDH-3 to permit residential development at a density of 2.34 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Lewinsville Rd. approx. 200 ft. W. of its intersection with Spring Hill Rd. on approx. 8.11 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 29-1 ((1)) 33, 33A, 34, 34A, 35, 35A pt., 36, 37, 37A, 38, 39, 40B, 41, and a portion of Gordon La. and Odricks La. public rights-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Gordon La. and Odricks La. to proceed under Section 33.1-151 of the *Code of Virginia*.) **DRANESVILLE DISTRICT.** [P/H ON 4/27/06.](#) [DEFERRED FROM 3/16/06.](#)

**SE 2005-HM-010 - WALKER FLP LIMITED PARTNERSHIP** - Appl. under Sects. 5-304 and 9-607 of the Zoning Ordinance to permit a hotel and increase in building height from 75ft. up to a maximum of 123 ft. Located in the S.W. quadrant of the intersection of the Dulles Toll Rd. and Hunter Mill Rd. on approx. 8.50 ac. of land zoned I-3. Tax Map 18-3 ((1)) 7B and 7G pt. **HUNTER MILL DISTRICT.** [P/H ON 4/20/06.](#)

**SE 2005-PR-009 - SUNRISE ASSISTED LIVING LIMITED PARTNERSHIP** - Appl. under Sect. 3-204 of the Zoning Ordinance to permit an independent living facility with 123 units at a density of 16.54 du/ac. Located at 10300 and 10322 Blake La. on approx. 7.44 ac. of land zoned R-2. Tax Map 47-2 ((1)) 66, 67A, and 70A. **PROVIDENCE DISTRICT.** [P/H ON 3/23/06.](#) [DEFERRED FROM 5/3/06.](#)

**SE 2003-SP-035 - ROBERT N. DEANGELIS; RONALD A. & LETA G. DEANGELIS; GEORGE HINNANT, TRUSTEE** - Appl. under Sects. 3-104, 2-904, and 3-204 of the Zoning Ordinance to permit a plant nursery and uses in a floodplain. Located at 9401 Burke Rd. on approx. 21.84 ac. of land zoned R-1 and R-2. Tax Map 78-4 ((1)) 17A, 17B, and 17C. Also under consideration will be the applicant's request for a Water Quality Exception #8450-WRPA-001-2 under Section 118-6-9 of the Chesapeake Bay Preservation Ordinance (CBPO) to permit encroachment within a Resource Protection Area (RPA) for the purpose of wetland restoration and disturbance of additional RPA in order to permit plant nursery uses including building and festival uses. **SPRINGFIELD DISTRICT.** [P/H ON 4/20/06.](#)

**APR 04-III-1FC - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approx. 35 ac. generally located at the northwest corner of Route 50 and Fair Ridge Drive. Tax Map 46-1 ((22)) J (portion); 46-3 ((1)) 15. The area is planned for office and public facilities at .15 FAR at the overlay level, with an option for hotel use up to .15 FAR. The Amendment will consider a mix of office, retail, public facilities, and institutional use (church) up to .25 FAR. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing. **SULLY DISTRICT. P/H ON 4/20/06.**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**PUBLIC FACILITIES MANUAL AND ZONING ORDINANCE AMENDMENTS (STREETLIGHT AND SERVICE DRIVE REQUIREMENTS)** - Amendments to Chapter 7 of the Fairfax County Public Facilities Manual (PFM) and Articles 17 and 20 of Chapter 112 (Zoning Ordinance) of the Code of the County of Fairfax, Virginia. Pursuant to the authority granted by *Virginia Code* Section 15.2-2241 (LNMB Supp. 2005), the amendments include PFM revisions and revisions to the Zoning Ordinance. The amendments indicate that service drives are not required along Virginia byways, the Dulles Toll Road (Route 267), or interstate highways. The proposed amendments also clarify that the Board of Supervisors or the Director of the Department of Public Works and Environmental Services may waive the service drive requirements when certain provisions of the Zoning Ordinance are met. The proposed amendments also update the definition of a primary highway to include route numbers greater than 7000 as well as route numbers less than 600. The proposed PFM amendments also remove the requirements for streetlights along adopted Virginia byways except at road intersections and commercial entrances and to address safety issues. The proposed PFM amendments also include an editorial change, which adds Planned Residential Mixed Use (PRM) district under the planned development streetlight requirements. Copies of the full text of the aforementioned proposed amendments and staff report are on file and may be inspected at the Office of the Planning Commission, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. For the convenience of the public, copies of the full text will also be available for inspection at the County's Regional and Community Public Libraries. **COUNTYWIDE.**

**RZ 2005-HM-024 - DAVID M. LAUGHLIN AND CHARLOTTE H. LAUGHLIN** - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.10 dwelling units per acre (du/ac). Located on the W. side of Beulah Rd. approx. 200 ft. N. of its intersection with Delancey Dr. on approx. 41, 448 sq. ft. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-4 ((1)) 57 pt. **HUNTER MILL DISTRICT.**

**PCA-C-403-02 - WASHINGTON SQUARE HOMES ASSOCIATION** - Appl. to amend the proffers for RZ C-403 previously approved for residential development to permit a modification of approved proffers to change the active recreation facilities within the existing development constructed at an overall density of 6.8 dwelling units per acre (du/ac). Located 350 ft. W. of the intersection of Pohick Rd. and Waldren Dr. on approx. 12,960 sq. ft. of land zoned R-8. Comp. Plan Rec: 5-8du/ac. Tax Map 108-1 ((8)) A pt. **MOUNT VERNON DISTRICT.**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, May 11, 2006**

*Posted: 5/11/06*  
*Finalized: 5/12/06*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**DECISIONS ONLY:**

RZ 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC (P/H on 3/23/06)

FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC " "

APR 04-III-1FC - OUT-OF-TURN PLAN AMENDMENT (Sully District) (P/H on 4/20/06)

RZ 2005-DR-009 - WINCHESTER HOMES, INC. (P/H on 4/27/06)

FDP 2005-DR-009 - WINCHESTER HOMES, INC. " "

SE 2005-HM-010 - WALKER FLP LIMITED PARTNERSHIP (P/H on 4/20/06)

SE 2005-PR-009 - SUNRISE ASSISTED LIVING LIMITED PARTNERSHIP (P/H on 3/23/06)

SE 2003-SP-035 - ROBERT N. DEANGELIS; RONALD A. & LETA G. DEANGELIS; GEORGE  
HINNANT, TRUSTEE (P/H on 4/20/06)

**DEFERRAL:**

2232-V05-22 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC  
(Mount Vernon High School) - P/H to 5/31/06

\*\*\*\*\*

PUBLIC FACILITIES MANUAL AND ZONING ORDINANCE AMENDMENTS (STREETLIGHT  
AND SERVICE DRIVE REQUIREMENTS) (Wilson)

NO SPEAKERS

RZ 2005-HM-024 - DAVID M. LAUGHLIN AND CHARLOTTE H. LAUGHLIN

1. James Berlow  
1902 Windsor Hunt Court  
Vienna, VA 22182
2. Christopher McCall  
1904 Windsor Hunt Court  
Vienna, VA 22182

PCA-C-403-02 - WASHINGTON SQUARE HOMES ASSOCIATION (Mount Vernon District)

- |   |  |
|---|--|
| 1. Mike Orenstein<br>8927 Waites Way<br>Lorton, VA 22079  | 3. Brian Purdy<br>8926 Waldren Way<br>Lorton, VA 22079       |
| 2. Leslie Darden, President<br>Washington Square Homes Association<br>8904 Waites Way<br>Lorton, VA 22079 | 4. Patricia Graninger<br>8950 Waites Way<br>Lorton, VA 22079 |
|   | 5. Frederick Cameron<br>7671 Welford Way<br>Lorton, VA 22079 |

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Thursday, May 18, 2006

Page 1 of 2

Posted: 2/1/06  
Revised: 5/30/06

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

### ADMINISTRATIVE ITEMS

<u>Description</u>		<u>PC Action</u>
APR 05-IV-16MV	Lee District APR Items	Accept Withdrawal
APR 05-IV-20MV		
APR 05-IV-21MV		
APR 05-IV-3LP	Mount Vernon District APR Items	Accept Withdrawal
APR 05-IV-10MV		
APR 05-IV-12MV		
APR 05-IV-13MV		
APR 05-IV-14MV		

Planning Commission will hold a closed session on May 25, 2006 at 7:30pm

#### Committee Meetings:

Transit-Oriented Development Committee will meet on May 24, 2006 at 7:30 p.m. in the Board Conference Room

School Facilities Committee will meet on May 31, 2006 at 7:30 p.m. in the Board Conference Room

Environment Committee will meet on June 1, 2006 at 7:30 p.m. in the Board Conference Room

### FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FSA-S01-4-1 (SULLY)	Nextel Mid-Atlantic, Mott Community Center	Concur
FS-V06-16 (MOUNT VERNON)	Fiber Tower Corporation, 10112 Furnace Road	Concur

### DECISION ONLY ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
APR 04-III-1FC (SULLY)	Virginia Power Site	L. Mason	Recommend Approval of PC Alternative (P/H on 4/20/06)
RZ 2005-MV-001	Brookfield Ridge Road, LLC (Rehearing)	K. Crookshanks	Recommend Approval Of Option B
FDP 2005-MV-001 (MOUNT VERNON)			Recommend Approval P/H held on 3/23/06

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, May 18, 2006**

**Page 2 of 2**

*Posted: 2/1/06  
Revised: 5/30/06*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**PUBLIC HEARINGS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2005-PR-040 (PROVIDENCE)	Watermark LLC	A. Hushour	Defer D/O to 6/14/06
SEA 2002-MV-028 (MOUNT VERNON)	Scott A. & Phyllis Crabtree	G. Chase	Defer D/O to 5/31/06 <i>(Moved from 4/27/06)</i>

**DEFERRALS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
RZ 2005-PR-016 FDP 2005-PR-016 (PROVIDENCE)	RCV Real Estate, L.C.	G. Chase	Deferred Indefinitely <i>(P/H from 5/11/05)</i>
RZ 2005-DR-015 & FDP 2005-DR-015 (DRANESVILLE)	Christopher Management, Inc.	A. Shriber	P/H to 6/15/06 <i>(Moved from 4/19/06)</i>
CPA 86-C-121-8-3 (HUNTER MILL)	Lerner Enterprises	C. Lewis	Deferred D/O to 5/25/06 <i>(P/H on 4/19/06)</i>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**THURSDAY, MAY 18, 2006**

**Page 1 of 2**

*Posted: 5/3/06  
Revised: 5/12/06*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, MAY 17, 2006.**

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**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEMS SCHEDULED FOR DECISION ONLY**

**RZ 2005-MV-001/FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC** - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.82 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located S. of Ridge Creek Way, S.E. of its intersection with Shepherd Ridge Ct. on approx. 11.04 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 89-4 ((1)) 56, 57A, and 69. **MOUNT VERNON DISTRICT.** [P/H ON 3/23/06.](#)

**APR 04-III-1FC - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approx. 35 ac. generally located at the northwest corner of Route 50 and Fair Ridge Drive. Tax Map 46-1 ((22)) J (portion); 46-3 ((1)) 15. The area is planned for office and public facilities at .15 FAR at the overlay level, with an option for hotel use up to .15 FAR. The Amendment will consider a mix of office, retail, public facilities, and institutional use (church) up to .25 FAR. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing. **SULLY DISTRICT.** [P/H ON 4/20/06.](#)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, MAY 18, 2006**  
**Page 2 of 2**

*Posted: 5/3/06*  
*Revised: 5/12/06*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SEA 2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE** - Appl. under Sect. 2-904 of the Zoning Ordinance to amend SE 2002-MV-028 previously approved for residential use in a floodplain to permit a change in development conditions to clarify fill and elevations and associated conditions. Located at 8019 East Blvd. Dr. on approx. 1.34 ac. of land zoned R-2. Tax Map 102-2 ((1)) 35A. Also under consideration will be the applicant's request for an exception # 15043-WRPA-002-1 under Section 118-6-7 of Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax for construction within the Resource Protection Area. **MOUNT VERNON DISTRICT.**

**RZ 2005-PR-040/FDP 2005-PR-040 - WATERMARK TWO, LLC** - Appls. to rezone from R-1 to PDH-4 to permit residential development at a density of 3.6 dwelling units per acre (du/ac) and approval of the conceptual and final development plans and waivers of minimum district size and open space requirements. Located in the S.W. quadrant of the intersection of Citrine Dr. and Topaz St. on approx. 24,203 sq. ft. of land. Comp. Plan Rec: 1-2 du/ac; option for 4-5 du/ac. Tax Map 48-2 ((7)) (34) 13. **PROVIDENCE DISTRICT.**



**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, May 18, 2006**

*Posted: 5/18/06*  
*Finalized: 5/19/06*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**DECISIONS ONLY:**

RZ 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC (P/H on 3/23/06)  
FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC " "

APR 04-III-1FC - OUT-OF-TURN PLAN AMENDMENT (Sully District) (P/H on 4/20/06)

**DEFERRALS:**

RZ 2005-PR-016 - RCV REAL ESTATE, LC - P/H to an indefinite date  
FDP 2005-PR-016 - RCV REAL ESTATE, LC - " "

RZ 2005-DR-015 - CHRISTOPHER MANAGEMENT, INC. - P/H to 6/15/06  
FDP 2005-DR-015 - CHRISTOPHER MANAGEMENT, INC. - " "

CPA 86-C-121-8-3 - LERNER ENTERPRISES, LLC (Hunter Mill District) (P/H on 4/19/06) – D/O to 5/25/06

**FEATURES SHOWN:**

FS-V06-16 - Fiber Tower Corporation, 10112 Furnace Road  
FSA-S01-4-1 - Nextel Communications of the Mid-Atlantic, Mott Community Center, 12111 Braddock Rd

**ADMINISTRATIVE ITEMS:**

APR 05-IV-16MV, APR 05-IV-20MV, AND APR 05-IV-21MV (Lee District) - Accept Withdrawals  
APR 05-IV-3LP, APR 05-IV-10MV, APR 05-IV-12MV, APR 05-IV-13MV, APR 05-IV-14MV  
(Mount Vernon) - Accept Withdrawals

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SEA 2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE

James Davis  
Mount Vernon Council  
Environment Committee, Chair  
Address Unknown

RZ 2005-PR-040 - WATERMARK TWO, LLC  
FDP 2005-PR-040 - WATERMARK TWO, LLC

James D. Clark  
Briarwood Trace Homeowners Association  
2910 Swanee Lane  
Fairfax, VA 22031

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, May 25, 2006**

Posted: 1/13/06  
Revised: 5/26/06

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

**Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.**

**ADMINISTRATIVE ITEMS**

**Description**

APR 05-III-4FC                      Springfield APR Item – Withdrawal Accepted by PC

**Meetings:**

- School Facilities Committee will meet on Wednesday, May 31 at 7:30pm in the Board Conference Room
- Land Use Information Accessibility Group will meet on Wednesday, June 7, 2006 at 7:00pm in the Herrity Bldg., Rooms 106/107
- Transit-Oriented Development Committee will meet on Thursday, June 8, 2006 at 7:30pm in the Herrity Bldg., Rooms 106/107

**FEATURES SHOWN**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>PC Action</u></b>
FSA-Y01-64-2	Nextel, 3901 Fair Ridge Drive	Concur
FS-H04-41	T-Mobile, 11130 Sunrise Valley Drive	Concur
FSA-M00-106-1	Nextel, 5881 Leesburg Pike	Concur
FSA-M00-72-1	Nextel, 3342 Gallows Road	Concur

**DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
S01-CW-17CP (COUNTYWIDE)	Department of Transportation (Transportation Plan Amendments)	L. Wolfenstein	Recommend Approval (P/H held on 5/4/06)

**PUBLIC HEARINGS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
S05-III-FC1 (SULLY)	Plan Amendment – Route 50	C. Johnson	Recommend Approval
ZO Amendment (Comm. Alcorn) (COUNTYWIDE)	Portable Storage Units	J. Reale	Defer D/O to 6/1/06  (P/H from 4/20/06)
ZO Amendment (Comm. Wilson) (COUNTYWIDE)	Editorial Revisions	P. Mathis	Defer D/O to 6/1/06  (P/H from 4/20/06)
2232-V06-2 (MOUNT VERNON)	T-Mobile	D. Jillson	Approved

**DEFERRALS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
CPA 86-C-121-8-3 (HUNTER MILL)	Lerner Enterprises	C. Lewis	D/O to 6/1/06 (P/H on 4/19/06)
FDPA 82-P-069-6-9 (SPRINGFIELD)	CRP Fair Lakes, L.P.	C. Lee	Deferred Indefinitely (P/H from 5/15/06)
RZ 2005-SP-019 & FDP 2005-SP-019 (SPRINGFIELD)	Midland Road LLC	T. Swagler	P/H to 6/14/06 (P/H from 5/3/06)
2232-B06-1 (BRADDOCK)	T-Mobile Northeast LLC 8333 Little River Turnpike @ NVCC	D. Marshall	Deferred to 7/20/06

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, MAY 25, 2006**

*Posted: 5/3/06*

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, MAY 24, 2006.**

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**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**ZONING ORDINANCE AMENDMENT (PORTABLE STORAGE)** - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax to allow portable storage as follows: [A] Portable storage containers on residentially zoned and developed lots shall be permitted subject to the following: (1) allow only on single family detached lots; (2) allow up to two containers not exceeding a cumulative total of 130 sq. ft. or a maximum height of 8½ feet in any front yard for a period of up to 30 days within any 6 month period; (3) allow such containers in the side and rear yards subject to the same location restrictions as sheds; and (4) allow a maximum of 4 sq. ft. of signage. [B] Portable storage containers on all nonresidentially zoned and/or developed lots shall be permitted subject to the following: (1) limit the amount of gross floor area (GFA) of such containers based on the amount of GFA of principal uses; (2) allow a maximum height of 13 feet; (3) prohibit such containers from being placed in any minimum required front yard or in any front yard on lots less than 36,000 sq. ft.; (4) require an 8 foot tall solid screen when such containers are located in any yard that abuts or is located across the street from residentially zoned or developed property; (5) allow a maximum of 4 sq. ft. of sign area on each container; and (6) require parking to be provided for such containers. [C] Roll-off debris containers shall be permitted subject to the following: (1) allow one such container in any yard on single family detached lots provided that the container does not exceed 40 cubic yards and is provided in conjunction with an active Building Permit, or is provided in conjunction with the removal of yard debris or materials from a property, when such activity does not require a Building Permit, for a period not to exceed 30 days within any consecutive period; and (2) allow on all other lots subject to any applicable proffered condition, development plan, special permit or special exception approvals. [D] All portable storage and roll-off debris containers shall not be located in any required parking space, open space or landscaped area or on any sidewalk or trail, and such containers shall meet the sight distance requirements on corner lots. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Thursday, May 25, 2006**

**Page 2**

Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

**ZONING ORDINANCE AMENDMENT (EDITORIAL REVISIONS)** - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Clarify references made to the Dulles International Airport Access Highway (DIAAH) and the Dulles Toll Road in Sections 2-414, 2-514, 2-516, 2-517, 9-401, and 13-304 of the Zoning Ordinance; (2) Make a number of editorial revisions to the cluster provisions in order to provide clarification and consistency between provisions; (3) Revise Par. 7 of Sect. 2-421 to clarify that for cluster subdivisions in the R-C, R-E, R-1, R-2, R-3, and R-4 Districts that were approved by proffered rezoning by the Board prior to July 1, 2004, that: (a) Such subdivisions will continue to be subject to the proffered rezoning approval; (b) Amendments to such proffered rezonings for cluster subdivisions may be filed and considered in accordance with the provisions of Sect. 18-204 of the Zoning Ordinance, except that no amendment shall be filed or approved that permits the cluster subdivision to be enlarged, expanded, increased in density or relocated; and (c) Minor modifications to such cluster subdivisions may be permitted pursuant to Sect. 18-204 of the Zoning Ordinance; (4) Revise Par. 8 of Sect. 2-421 to clarify that for cluster subdivisions in the R-C, R-E, R-1, R-2, R-3, and R-4 Districts that were approved by the Board prior to July 1, 2004, that (a) Such cluster subdivisions that were established shall remain valid and the cluster subdivisions shall continue to be subject to the special exception approval and any development conditions imposed by such approval; (b) Amendments to such special exceptions for cluster subdivisions may be filed and considered in accordance with the provisions of Sections 9-014 and 9-614 of the Zoning Ordinance ; and (c) Minor modifications to such cluster subdivisions may be permitted pursuant to Sect. 9-004; (5) Replace references to Chapter 41 of the County Code (Animals and Fowls), which was repealed, with references to Chapter 41.1 of the County Code (Animal Control and Care); (6) Clarify that accessory electrically-powered regional rail transit facilities located within the rights-of-way of the DIAAH, the combined DIAAH and Dulles Toll Road, or an interstate highway are not required to comply with lot size requirements, bulk regulations or open space requirements of the district in which located; (7) Replace all references to "farmers' markets" with "farmers markets"; (8) Correct cross references to other paragraphs in Sections 8-004, 9-004, 16-203, 16-403, and 18-204; (9) Clarify that basketball standards shall be no closer than 15 feet to the front lot line and 12 feet to the side lot line; (10) Incorporate accessory electrically-powered regional rail transit facilities into the mass transit facility and related street improvement definition, thereby allowing density credit to be given for the dedication of land to the County for such facilities; and (11) Clarify that the maximum height limitation in the Richmond Highway Commercial Revitalization District is 50 feet, except in the Woodlawn Historic Overlay District where the maximum allowable height is 35 feet. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

**2232-V06-2 - T-MOBILE NORTHEAST LLC** - Appl. to construct a telecommunications facility in the public right-of-way at the intersection of Fort Hunt Rd. and Paul Spring Rd. The proposed facility will include antennas inside a cap mounted atop an existing 35-ft. tall wood utility pole (total ht. of facility will be approximately 44 ft.), and cabinets mounted to the pole. Portion of Tax Map 93-4 (Va. Dept. of Transportation right-of-way). Area IV. Copies of the application with a description of the proposal may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA.  
**MOUNT VERNON DISTRICT.**

**RZ 2005-SP-019/FDP 2005-SP-019 - MIDLAND ROAD LLC** - Appls. to rezone from I-5 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.20 and approval of the conceptual and final development plans. Located in the N.E. quadrant of the intersection of Lee Hwy. and Ridge Top Rd. on approx. 18.01 ac. of land. Comp. Plan Rec: Fairfax Center Area; option for residential/mixed use at 1.20 FAR at the overlay level. Tax Map 56-2 ((1)) 37. **SPRINGFIELD DISTRICT.**

**S05-III-FC1 - OUT-OF-TURN PLAN AMENDMENT** - Appl. to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approx. 6.94 ac. generally located on Fair Ridge Dr., north of Lee Hwy (46-3((1))14C). The area is planned for residential use at 2 du/ac, office up to .15 FAR, or office up to .25 FAR. The amendment considers modifying the current Plan to allow assisted living, independent living, and medical office within Sub Unit A-6 at an intensity up to 1.2 FAR on tax map parcel 46-3((1))14C. This could result in approximately 200 units of elderly housing. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing. **SULLY DISTRICT.**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, May 25, 2006**  
**Page 1 of 2**

*Posted: 5/25/06*  
*Finalized: 5/26/06*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**DECISION ONLY:**

S01-CW-17CP - OUT-OF-TURN PLAN AMENDMENT (Transportation Policy Plan Amendments)  
(P/H on 5/04/06)

**DEFERRALS:**

RZ 2005-SP-019 - MIDLAND ROAD LLC - P/H to 6/14/06  
FDP 2005-SP-019 - MIDLAND ROAD LLC - " "

FDPA 82-P-069-06-09 - CRP FAIR LAKES, LP (Springfield District) - P/H to an indefinite date

CPA 86-C-121-8-3 - LERNER ENTERPRISES, LLC (Hunter Mill District) (P/H on 4/19/06) -  
D/O to 6/01/06

**ADMINISTRATIVE ITEM:**

APR 05-III-4FC (Springfield District) - Accept Withdrawal

**FEATURES SHOWN:**

FSA-Y01-64-2 - Nextel Comm. of the Mid-Atlantic, Inc., 3901 Fair Ridge Drive (Deadline 7/6/06)  
FS-H04-41 - T-Mobile Northeast LLC, 11130 Sunrise Valley Drive  
FSA-M00-106-1 - Nextel Communications, Inc., 5881 Leesburg Pike (Deadline 7/26/06)  
FSA-M00-72-1 - Nextel Comm. of the Mid-Atlantic, Inc., 3342 Gallows Road (Deadline 7/6/06)

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2232-V06-2 - T-MOBILE NORTHEAST LLC (Mount Vernon District)

NO SPEAKERS

ZONING ORDINANCE AMENDMENT (EDITORIAL REVISIONS) (Wilson)

NO SPEAKERS

ZONING ORDINANCE AMENDMENT (PORTABLE STORAGE) (Alcorn)

- |   |   |
|---|---|
| 1. Clay Davidson<br>1-800-Pack-Rat, LLC<br>3900 Stonecroft Boulevard, Suite R<br>Chantilly, VA 20151                | 4. Rebecca Cate<br>Dunn Loring Gardens Civic Association<br>Providence District Council<br>8119 Westchester Drive<br>Vienna, VA 22182 |
| 2. John Tompkins, President<br>Atlantic Coast Portable Storage (PODS)<br>8422 Wellington Road<br>Manassas, VA 20109 | 5. Joan Quill, President<br>Stonehurst Homeowners Association<br>3179 Lindenwood Lane<br>Fairfax, VA 22031                            |
| 3. Fran Wallingford<br>3311 Mantua Drive<br>Fairfax, VA 22031   |   |

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, May 25, 2006**  
**Page 2 of 2**

*Posted: 5/25/06*  
*Finalized: 5/26/06*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

S05-III-FC1 - OUT-OF-TURN PLAN AMENDMENT (Sully District)

1. Keith Martin, Esquire  
Sack, Harris & Martin, PC  
8270 Greensboro Drive, Suite 810  
McLean, VA 22102

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Wednesday, May 31, 2006

Posted: 2/3/06  
Revised: 6/1/06

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

### ADMINISTRATIVE

#### Description

Environment Committee will meet on Thursday, June 1 at 7:30 p.m. in the Board Conference Room

### DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 2002-MV-028 (MOUNT VERNON)	Scott A. & Phyllis Crabtree	G. Chase	D/O to 6/14/06 (P/H on 5/18/06)

### PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 00-P-014 (PROVIDENCE)	Robert J. Etris, City of Falls Church Public Utilities Division	G. Chase	Recommend Approval
2232-V05-22 (MOUNT VERNON)	T-Mobile (Replace pole @Mt. Vernon HS)	D. Jillson	D/O to 6/15/06

### DEFERRALS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2004-LE-045 (LEE)	MC Property Development	T. Strunk	P/H to 6/14/06 (P/H from 5/11/06)
APR 05-III-3UP	Mount Vernon APR	M. Vandam	Defer Indefinitely



**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, MAY 31, 2006**

*Posted: 5/15/06*  
*Revised: 6/1/06*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

- 7:30 p.m.** The School Facilities Committee will meet in the Board Conference Room to discuss possible revisions to the proffer formula for schools.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEMS SCHEDULED FOR DECISION ONLY**

**SEA 2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE** - Appl. under Sect. 2-904 of the Zoning Ordinance to amend SE 2002-MV-028 previously approved for residential use in a floodplain to permit a change in development conditions to clarify fill and elevations and associated conditions. Located at 8019 East Blvd. Dr. on approx. 1.34 ac. of land zoned R-2. Tax Map 102-2 ((1)) 35A. Also under consideration will be the applicant's request for an exception # 15043-WRPA-002-1 under Section 118-6-7 of Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax for construction within the Resource Protection Area. **MOUNT VERNON DISTRICT.**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**2232-V05-22 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC** - Appl. to construct a telecommunications facility at Mount Vernon High School, located at 8515 Old Mount Vernon Rd., Mount Vernon. The proposed facility will include a 69-ft. tall monopole with flush-mounted panel antennas to replace an existing 55-ft. tall ballfield light pole and a fenced compound for equipment cabinets. Tax Map 101-4 ((10)) (1) 16. Area IV. Copies of the application with a description of the proposal may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **MOUNT VERNON DISTRICT.**

**SEA 00-P-014 - ROBERT J. ETRIS CITY OF FALLS CHURCH - PUBLIC UTILITIES DIVISION** - Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 00-P-014 previously approved for water storage facilities to permit demolition and construction of a new elevated water storage facility and modification of associated development conditions. Located on the N. side of Chain Bridge Rd., approx. 1,000 ft. E. of its intersection with Leesburg Pi. on approx. 14,697 sq. ft. of land zoned C-8, HC, and SC. Tax Map 29-3 ((1)) 78B. **PROVIDENCE DISTRICT.**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, May 31, 2006**

**DECISIONS ONLY:**

SEA 2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE (P/H on 5/18/06)

**DEFERRAL:**

RZ 2004-LE-045 - MC PROPERTY DEVELOPMENT, LLC – P/H to 6/14/06

APR 05-III-3P – 2005/2006 AREA PLANS REVIEW NOMINATION – P/H to indefinite

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SEA 00-P-014 - ROBERT J. ETRIS CITY OF FALLS CHURCH - PUBLIC UTILITIES DIVISION

NO SPEAKERS

2232-V05-22 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC

(Mount Vernon High School)

- |  |  |
|--|--|
| 1. Dan Burrier, President<br>Mt. Zephyr Citizens Association<br>8601 Washington Avenue<br>Alexandria, VA 22309       | 7. Earl Flanagan<br>3117 Waterside Lane<br>Alexandria, VA 22309                      |
| 2. Jim Miles<br>8515 Cherry Valley Lane<br>Alexandria, VA 22309  | 8. Diana Barbera<br>Protect Schools<br>11703 Amkin Drive<br>Clifton, VA 20124        |
| 3. Lois Passman, Education Chair<br>Riverside Estates Civic Association<br>8354 Orange Court<br>Alexandria, VA 22309 | 9. Michael Brown<br>Union Farm HOA<br>9102 Pear Tree Landing<br>Alexandria, VA 22309 |
| 4. Barbara Scheeler<br>4500 Squiredale Square<br>Alexandria, VA 22309  | 10. Neil Krizek<br>4409 Jackson Place<br>Alexandria, VA 22309                        |
| 5. David Nolan<br>8310 Wagon Wheel Road<br>Alexandria, VA 22309  | 11. Larry Carpenter<br>8016 Ashton Street<br>Alexandria, VA 22309                    |
| 6. Suzanne Pyles<br>3307 Battersea Lane<br>Alexandria, VA 22309  |  |